LEASEHOLD FOR SALE

Plot of 20,000 square feet on Front Street, South of Brooklyn

Bridge, with three story building, cement floor at street

level, ceiling from 25 to 35 feet with big skylights, suitable

Operator or Builder

Ideal for Ice Plant - Storage - Garage or Manufacturer. Rent \$15,000. Gross till 1938.

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for alteration. Exceptional opportunity for

Rental Values Rise Rapidly in Fifth Avenue and Grand Central Zone.

MANY APARTMENTS SOLD

Week Opens With No Sign of Diminution of Market's Strength.

The latest proof of the rapidly rising rental values in the Fifth avenue section near Forty-second street is found in the report that the United Cigar erores Company has subleased the five story Siebrecht Building at the northeast corner of Fifth avenue and Thirtyeighth street at a figure well above \$100,000 a year net. The lessors acquired the property last November from the Hoffman estate at a rental of from \$85,000 to \$75,000. The building fronts 69.11 on Fifth avenue and is 125 feet deep, with an "L" in Thirty-eighth street measuring 25x100.

#### Apartment Market Active.

The six story apartment at the northest corner of St. Nicholas avenue and 125th street was sold yesterday by Mrs. Clara Berrick, executrix of the estate of Solon Berrick, to the Amer Realty Company, J. J. Mautner president. The house is 100x100 and contains thirtynoise is rowking and contains thirty-nine apartment and seven stores. It rents for \$40,000 a year. The seller was represented by Barnes, Chilvers & Halstead and the buyers by Max Monfried. Spotts & Starr, Inc., were the

Daniel H. Jackson sold to Mabel Re-velle 629-631 West 115th street, the Warromough, an eight story apartment, 50x 100, rented at about \$28,000. Mr. Jackson took in payment 252 West Forty-seventh street, a six story tenement, 25x100. Byrne & Bowman were the brokers. Goldsmith & Rosenthal represented Mr.

Arthur Cutler & Co. sold for William Sperry 383 Central Park West, a seven story apartment, 50x100, to Mr. Plotkin, who immediately resold the property at a substantial profit to a client of the same brokers. The seller was repre-sented by Babbage & Sanders, attorneys. Herman Turkel represented Mr. Plotkin and the alternate purchaser was represented by Goetz & Jacoby.

#### Other Manhattan Sales.

Frederick Brown resold to Brill Bros. the tenants, the five story building at 165 Greenwich street, \$1.11x81.10x irregular, located just south of Cortlandt

Antoni Saba bought from Herbert C. Pell of Tuxedo Park, N. Y., 77 and 79 Washington street, five story loft building and three story tenement, 39.6x63. Winter Realties, Inc., Benjamin Winter president, sold to a client of Peterson, Steiner & Kohan the eleven story store and loft at 36 and 38 West Twentieth st., 50x32, which the seller recently bought from G. Richard Davis and associates. The property rents for about \$38,000. M. Cohn & Co. and Henry L. Cooper were the brokers. Benenson Realty Company resold to a

client of Moss, Marcus & Weis 139 Fifth av., a six story loft building, 32.6x138, with an "L" to Twentieth st. Harris. Vought & Co. sold for Thomas

Tuchy a five story building at 116 East Fifty-ninth st., 25x100.5. B. Elliot Burston sold to S. Burr the six story tenement, with stores, 37.6x

254 East 122d st., southwest corner of Second av. J. S. Maxwell sold for William Rush-meyer the gix story apartment, 37.6x100,

at 632 West 143d st. to William Kuhn. E. Sharum bought from Joseph Redler 446 and 450 West 164th st., two five story flats, 37.6x112.4 each, through H.

Resells Former Sage Holdings.

Irving Wolins resold to Anna Muller, through Samuel Banner, 121 West 117th street, a five story American basement dwelling, on lot 18.11x100; also to J. W. Dishman a similar property at 113 West 117th street. Mr. Wolins purchased both properties last January at the Sage estate auction, conducted by Joseph P. He has also sold through Benjamin F. Fryer 49 St. Nicholas place, a four story dwelling, 20x72, to H. A.

### Many Dwellings Sold.

Frederic Ashton de Peyster, executor of the estate of Augusta F. de Peyster, sold through William B. May & Co. to a client of Cruikshank Company the six story dwelling at 11 Elghty-sixth street. L. J. Phillips & Co. sold for the estate

of Andrew Shipman, represented by Mooney, Fitts & Ross, attorneys, the three story dwelling, 19.8x99.11, West 158th street, and also an interest in the rear interior plot, 50x150. Anne A. Hill of Baltimore, represented

by L. J. Phillips & Co., sold to a client of Lillian G. Johnson, 637 West 142d street, a three story dwelling, 15x99.11 Mrs. C. E. McKenna sold 1115 Second avenue, a three story dwelling, 20x75, to

Rose Snyder, tenant. William B. May & Co. sold the five story dwelling at 134 East Seventieth street, 20x100, for A. Leo Everett. Ludwig C. Traube sold the three story for the estate of Louis Wannemacher. Otterbourg, Steindler & Houston sold

for the estate of George G. Benjamin the four story dwelling at 57 West Sixtyeighth street, 20x100. William R. Ware sold for Edna Roth-

well the three story residence, 20x102.2, at 139 West Beventy-eighth st., to Dr. Arthur J. Walschied. Henrietta Erneman sold her three story dwelling, 17x100.5, at 177 West Eighty-seventh et., and her three and half story residence, 19x66, at 354

#### West End av. COMMERCIAL LEASES.

Cross & Brown Company leased space in 330 Broadway to the International Church Film Corporation, in 60 Columbus avenue to Yoshkim Sakurai, in 242 West Forty-first street to Walldorf, Hafner & Schulz, Inc., and in 19 Park pany, Inc., Hatheway Knott, Inc., and

Samuel H. Martin leased store at the southeast corner of Minety-seventh street and Columbus avenue to the Great Atlantic and Pacific Tea Com-

Henry Shapiro & Co. leased for the Aronson Investing Company, Harry Aronson, president, the corner store and basement in the northwest corner of Beekman and Nassau streets to the Nunn-Bush & Weldon Shoe Company at an aggregate rental of \$50,000.

J. Arthur Fischer leased to Hyman Greenwald the four story building, 201

and released it to M. A. Stern and Morris Friedberg. The same broker also leased to H. Dultz store at 562 venth avenue and to M. & Y. Greenberg store at 564 Seventh avenue; also two garages at 382 and 384 St. Nicholas

avenue to Daniel Ahearn. H. M. Weill Company leased stores in the Penn Arcade, in Thirty-third street, opposite the Pennsylvania Hotel, to Marian's Beauty Shop, J. Rabinowitz, Fred Hollanday and John Griscom and S. Lewis; also tofts in the same building to Bowers Photo Company, Globe Illustrating Company, Jewish Tribune, Aifred Sax Lumber Company

and Goldman & Berman and a loft at 466 Seventh avenue for Peter Econopouli to M. Mellen.

A. H. Matthews leased store and basement in 16 and 18 Maiden lane to Dunlop & Co., hatters.

SALES IN THE BRONX.

stery public school, City of N Y, owner; C B J Snyder, architect. \$5,000 WEST END AV, n e cor 73d st. to a five story dwelling; S T Shaw, premises, owner; F B Hrsh. Mt Vernon, N Y, architect. \$20,000 197H ST. 12 & 14 W, to two 4 story dwellings; F H Rosenberg, 273 Court st. architects \$6000 MEST ST. 422 to 430 W to a five story calculated to the constant of the consta

SALES IN THE BRONX.

Benenson Realty Company sold for a client to S. Rosen 927 East 180th street, Richard H. Scoble sold to Be Realty Company 1926 Walton avenue, a five story apartment, 50x135. Alexander Seikin sold for Dr. J. Liff 864 Whitlock avenue, a five story apart-

#### BROOKLYN TRANSACTIONS. Berkshire Realty Company, Inc., Jo-

seph Haft president, sold 272 Gates avenue, a four story apartment, 47x120, through Adolph Berlin.
Meister Builders, Inc., purchased from

M. Del Monte 757 Union street, a three scory one family house, and also purchased from G. Petta 179 Fourth avenue, a four story and store building 16.4x75.
F. C. Sauter Agency sold the three

story dwelling at 605 Sixth street to Joe Gross for the Rev. Matthew J.

Henry Pierson & Son, Inc., sold 565 Seventh street, a three story dwelling, to Clara Korwalinka. Henry Pierson & Co., Inc., sold 41 Prospect place, a three story dwelling, for L. V. Chandler.

#### DEALS IN OTHER BOROUGHS. Clinton Trading Corporation sold to

Thomas J. and Catherine M. Carey the one family frame dwelling at 1388 Dickens street, Far Rockaway, through J. K. Lundy. Mrs. C. E. McKenna sold a dwelling

and large plot at the corner of Central avenue and Norton place, Far Rockaway, to the tenant. Cornellus G. Kolff sold for George St John Sheffield four lots in Myrtle avenue in the Sheffield tract, Sunset Hill, Staten Island, to a Mr. Azzuro.

## LONG ISLAND TRANSACTIONS.

Pease & Elliman sold for Effingham Lawrence his estate at Cold Spring Harbor, L. I., comprising seventy-five acres, with large brick house, stable, garage and numerous outbuildings. The asking price was \$250,000, and it was sold to Mr. Lawrence by the same brokers about eight years ago. E. E. Patterson of the Wheatley Hills

Real Estate Corporation, with Clark, Christ & McKellar, sold to Thomas L. Robinson, vice-president of the Amer-ican Exchange National Bank, the country estate of George H. Olney, twenty-six acres and remodelled farm nouse, at East Williston, L. I. Albert B. Ashforth, Inc., sold for Rob-

ert L. Ahles his estate at East Williston, L. I., with twenty-six acres and Colonial dwelling, to a prominent Philadelphian, who was represented in the transaction by McPherson Kennedy. Sol Goldsmith, represented by William Welff's Son, purchased from Terence P.

Smith a house in Front street, Long Beach, which he will occupy after altering.

I. G. Wolf sold a Colonial dwelling or

L. Diandome estate to an acre plot in the Plandome estate to I. S. Merk of Chicago. The same broker also sold for the Harth estate to Frederick C. Glisey a plot 200x125 at the northwest corner of Park avenue and

## Cammann, Voorhees & Floyd sold for

Beverly road, Kensington.

estate of Catherine E. Tyson at Riverside, Conn., the property known as Osprey Lodge to H. T. Hand, also acreage to Donald Lee Gill.

Fish & Marvin sold for J. W. Fink his bungalow in Wright place at Scarsdale, N. Y., to James R. Webb, and rented furnished for the summer for Mrs. S. M. Caldwell her residence in Greenacres avenue at Scarsdale; also rented for Edward M. Conger his residence at 7 Walworth avenue, Scarsdale,

furnished, for the summer. Robert E. Farley Organization sold for Mrs. Sarah A. Cranston her property in Myrtle avenue in the Ne Heights section of Yonkers, N. Y., to Mrs. Hazel Y. Davey.

Real Estate Management Company sold two frame dwellings at Dobbs Ferry, N. Y., to W. G. Phillips for the estate of J. J. McComb. Hodge sold his property in Palmer avenue, Larchmont, N. Y., through Chauncey B. Griffen & Co. to

#### Mrs. May P. Holding. MARKET BREVITIES.

Elbridge Gerry Chadwick has returned from Paris after a stay of two years as head of the Home Communication Bu-reau of the Red Cross in France and has again associated himself with Brown, Wheelock Company, Inc.

S. Soraci was the broker in the sale of 155 West Forty-fourth street and 152 to 156 West Forty-fourth street, sold recently by May Irwin to a client of A. L.

L. Traube has been appointed agent of the apartment house at 3 and 5 West 102d street. A company composed of M. B. Cohn. H. J. Sondheim and H. A. Cone is the buyer of the property at 52 Beekman

street, sold recently. Rushton Peabody Is purchaser of the four story residence at 45 East Eightleth street, sold by Pease & Elliman for the estate of Sarah Bachrach.

### GETS LOWER TAX RATE.

The 1920 tax rate for Jersey City was fixed yesterday by the County Tax Board at \$30.97 per \$1,000 of ratables. The rate last year was \$32.34. The tax will be payable on April 1. The higher rate of last year resulted from the extension dwelling at 166 East Ninety-third street of the City Hospital and other building

SPECIAL AUCTION TO-DAY.

Joseph P. Day's first special sales day of the spring season will be held to-day at 14 Vesey street. The list of properties to be sold includes 174 and 176 Fifth avenue, 319 to 323 Bust Twentythird street, 321 West Twenty-second street, 1586 and 1588 Madison avenue, the southeast corner of St. Nicholas ave nue and 187th street, 513, 545 and 575 Third avenue, 25 1/2 and 27 Catharine street, the northwest corner of Eightysecond street and Second avenue, 98 and 100 Greene street, and 52 and 56 Thompson street; also 329 and 331 Crimmin avenue, in The Bronx.

## IN THE AUCTION ROOMS.

14 VESEY STREET.

By Bryan L. Kennelly.

119th st, 441 and 443 E, n s, 400 ft e of 1st av. 50x100.11, 6 story tenement and stores—
Central Union Trust Co agt Epstein-Cohen Co et al; action 1; due. \$45.805.83: taxes, &c. \$997.60; to the plaintiff for \$41.000.

119th st, 447 and 440 E, n s, 460 ft e of 1st av. 50x100.11, 6 story brick tenement and stores; same agt same; action 2; due, \$40.525.71; taxes, &c. \$997.60; to the plaintiff for \$42,000.

### NEW BUILDINGS.

## ALTERATIONS.

SHERIFF ST, s a cor Stanton at, to a four

From Battery to 14th St., Inclusive.

#### HOTELS.

#### Hotel Bretton Mal Broadway, 85th to 86th St.

Subway Station at 86th Street Corner, NEW YORK Lorgest and Most Attractive Mid-Largest and Most Attractive Midtown Hotel. Convenient to All
Shops and Theatres.
For Transient or Permanent Residence,
Furnished or Unfurnished Suites.
All the Comforts and Advantages of the Best
New York City Hotels at Attractive Rates.
THANSIENT BATES FOR RITHER
ONE OR TWO PERSONS.
BOOMS WITH FRIVATE BATH,
\$4.09 PER DAY UP.
Parlor. Bedroom and Bath, \$6 Per Day Up.
RESTAURANT OF HIGHEST
STANDARD AT ATTRACTIVE PRICES

## **Hotel Standish Arms**

ON BROOKLYN HEIGHTS 167-169-171 Columbia Heights Overlooking New York Harbor 4 Minutes to Wall Street. 13 Minutes to Forty Theatres.

Family and Transient Hotel with bath \$3.00 up Apartments To Lease by Year. Unfurnished, \$700 per room up. Furnished, \$800 per room up. Decorated to Suit.

## Take Interboro Subway to Clark St. 3 Short Blocks from Hotel.

#### Peter Stuyvesant Central Park West

HOTEL

at 86th St. JUST COMPLETED Suites of one room to as many as required. Furnished or un-

Restaurant a la Carte WM. F. INGOLD, Manager Telephone Schuyler—1300.

### Kotel Manhattan Square

Perfectly arranged and delightfully ppointed apartments available for mmediate or Fall rental, consisting of parlor and any desired number of bedrooms. Unfurnished, \$600 per room up. Furnished, \$750 per room up.

VALHALLA MOUNTAIN HOUSE, 45 minutes from the New York Grand Central Station. Open all the year around, New booking for the summer season.

Under New Management.

Excellent table: special weekly rates. Write or 'phone for bookiet. VALHALLA WEST-CHESTER COUNTY, N. Y. Telephone White Plains 1165.

REAL ESTATE AT AUCTION.

### Arthur C. Sheridan, Auc' Arthur C. Sheridan, Inc., will sell at

Voluntary Auction Monday, March 29, at 12 o'clock noon, in the Brooklyn Rea Estate Exchange, 189 Montague at.,

## The McCarren Property at **FAR ROCKAWAY**

KNOWN AS 2952 ATLANTIC AV., WITH IN THREE MINUTES' WALK OF EDGE MERE STATION AND TROLLEY. FURNISHED DWELLING,

having 14 rooms and 2 baths, including 3 bedrooms, hardwood floors, electric lights, gas, together with garage and tennis courts, on plot 195x120; subject to mortage of \$6,500, 5% per cent, held by Title Guarantee and Trust Co., and bids for new ownership will be taken over and above this mortgage; immediate possession; open for inspection.

Further Particulars at the Auctioneer's Offices, 152 B'way, N. V. C. JOSEPH P. DAY, Reni Estate, Auctioneer, 67 Liberty St., N. T. Phone Cort.—144. JERE JOHNSON, JR., CO., Auctioneers, 198 Montague et., Brooklys, N. Y.

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

# \$3,350,000

## 1<sup>ST</sup> MTGE for loans on centrally lo-

cated Manhattan prop-

(Assignments accepted) Chas. F. Noyes Co.

92 William St. Tel. John 2000

ATTENTION! SECOND MORTGAGE MONEY \$250,000 LOANABLE, VARIOUS AMOUNTS, UNION ESTATES, 185 BROADWAY.

# FREDK & CO.

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1,333 BROADWAY.
REAL ESTATE.
Management of Business Prof
Specialty. SAMUEL HRONSKY, Inc., Rector 6992.

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Sale Apartments and Susiness Buildings. Geo. L. O'Hare, rel. Vanderbilt 5092 JOHN M. THOMPSON REAL ESTATE, 217 Broadway. Telephone Barclay 2780,

DOUGLAS L. ELLIMAN & CO.,
414 Madison av., New York.

Geo. C. Ponter, inc. R.E.& Mortgage Brokers
165 Broadway. Cort.5668 Herman Arns Co. Real Estate Brokers HENRY I. COOPER, Real Estate, 260 Broadway. Tel. Cort. 5283. J.B.WOOD CO. 2209 7th av. Tel. Morn. 7736

Above 59th St.—5th Av. to North Biver.
BEST west side bargain.—7 story corner, facing
park: all apartiment lesses expire October 1;
old rents \$40,000; price only \$250,000; mortgare \$140,000. 436 years: second mortgare if
delired.

SLAWSON & HOBBS, 163 West 73d St.
ENTRAORDINARY balgain! Corner Lenex, 75x
112; colored tenants; rent \$23,000; price
\$135,000. COOPER, 1872 Bryant av. Telephone
7417 Fordham. J.B.WOOD CO. 2209 7th av. Tel. Mora. 7126
Louis Carreau Management & Brokerage.

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194 5th Ave., N. Y.

SPEAR & CO., Commercial Property
840 Broadway. Stuyvesant 627.

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200 West 72d st. Tel. Columbus 250.

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FOR SALE BUILDINGS DOWNTOWN
Five story corner building, excellent light, strong floor carrying capacity. Immediate possession. Price
\$22,000.

NEAR MAIDEN LANE

Four story corner building, excel-lent light, good condition. Price \$50,000, Cash \$15,000,

PEASE & ELLIMAN

Downtown Office

55 Liberty St.

Sousiamining and the source of the source of

288 GREENWICH ST

Near Chambers St.: 26x55x75.

5 Story Store and Loft Building

POSSESSION MAY, 1920

Price \$55,000. Easy Terms.

I. B. WAKEMAN, Agent

156 Breadway. Phone Cortlandt 778

Possession.
45288 feet.
7 STORY MODERN LOFT BUILDING;
Semi-fireproof, 18 ft. electric elevator;
PRICE \$65,000 fee, and clear and terms.
WILL LEASE for five years at an annual
rental of \$10,000.
30 Church st. N. Y. C.
Tel. Cortlandt—6245.

GREENE ST., 47.—Six story loft building, 48.4x100; fully sprinkled; rents \$15,900; price \$100,000. SHABUM, 170 Broadway.

PRINCE ST., 177.—Six story loft, 25x 95.6; immediate possession store and two lofts; other leases expire February, 1921; price \$45.000. SHARUM, 170 Broadway.

SIX atory left, 30 New Chambers at, 78x103; very light; possession store and left May, 1920; rents \$22,500; price \$180,000, SHARUM, 170 B'way.

Above 14th St. to 59th St. (Inclusive).

East Biver to North River.

FOR SALE

34th St. Near 1st Ave.,

PLOT 50x100,

Suitable for

Loft, Garage, or Factory Site.

Rental of Present Buildings \$3,800.

ASHFORTH & CO., Inc.,

501 5th Ave. Tel. 142 Murray Hill.

FOR RENT-Four story and basement dwelling, 18th st., between 5th and 5th avs.; can be had on long lense. SPEAR & CO., 840 Broad-way. Stuyvesant-627.

47,000, cash \$10,000; prompt action necessary FRANK I., FISHER CO., 50 E. 42D ST.

2187, 41 West.—Seven story office building rents \$15,630; next February rents, \$22,000; price \$100,000. SHARUM, 170 Broadway.

io H AV., near 42d.—Fine apartment, 20 fimilies, with store; perfect condition; wal built; quick action necessary; price ver reasonable. KRAMER, 104 West 42d.

thove 50th St .- 5th Av. to East River.

Factory or Garage Building

84TH ST., NEAR LEXINGTON AV.

Size 84x10'); possession May 1. Price 375,000: 20,000 cash. Modern building g. d condition. P. B. BOBERT, 150 Broadway

ATPENTION:—Three story business building snitable for factory; vicinity my office; land 45x100; price \$30,000; \$8,000 required. LEON S. AIZMAYZR, 62 East 88th.

A Bargain.—Five story double flat, near 5th sv. and Central Park; rent \$4,400; price \$22,000; electricity, halls. LEON S. ALTMEYER, 62 East 86th.

POSSESSION ENTIRE LOFT BUILDING.
157 East 12sth; May 1, 1920; seven stories,
502100; sprinklered; renus 221,000; price \$80.
000, SIABUM, 170 Broadway.
TWO five story doubles, near Lexington
av., north of 56th, 802100; price \$31,000

LEON S. ALTMAYER, 63 East 86th.

Above 59th St .- 5th Av. to North River.

400-402 East 3d Street-

Five story building, eteam heat, and condition. Price \$30,000. Cash

CITY REAL ESTATE. From Battery to 14th St., Inclusive,

Above 50th St .- 5th Av. to North River

POR SALE.

Rooming houses, 102 West 77th st; four story, \$27,000; 74 West 94th st., three story, \$22,000. DANIEL SEYMOUR, Executor, 80 Broadway, New York.

WEST 96TH ST.

PRIVATE DWELLING FOR SALE.
BROWNSTONE FRONT.
20x100, 13 ROOMS, 3 BATHS.
ENCELLENT CONDITION.
GEORGE C. PONTER, INC., 165 BWAY.
308 WEST 73D ST.
Four story and basement, high stoop,
bay window; brown stone front;
three baths; 20x100,
JAMES BOYD, 408 West 26th at.

Washington Heights, Above 125th St.

West of 8th Av.

ATTENTION! -

Desirably situated corner, 100x100, 5 story elevator apartment house. OLD RENTS \$30,000; can be \$36,000 October. PRICE \$225,000, we also have other desirable property for sale, which can be had cheap on layorable terms.

H. T. WOOD, 220 Broadway.

LESS THAN FIVE TIMES RENT. 164th, 446-450 West.—Two five story flats, 37.0x112.4 each; rents \$19.904; price \$99.000. SHARUM, 170 Broadway.

PRIVATE HOUSE FOR SALE

PRIVATE HOUSE FOR SALE.
Four story American basement, newly decorated, electric light, immediate possession;
47 Hamilton terrace, near West 14lat st.
Can be seen from 10 to 5.
THREE story dwelling for sale, to close an
estate, 548 West 140th st. Apply to R. J.
LEWIS, ntty, 68 William st., New York,
'Mone John-1569.

Borough of Manhattan-Miscellaneous.

PRICE \$23,000.
A four story American basement 18 foot swelling; private house rear, 12 rooms, 3 thed aths, electric light, parquet floors, dining som and kitchen on one floor; possession letober 1; possibly before; taxes, insurance, nerrest and coat, \$1,000; top floor could be reuted for \$1,000, insuring free rent for silance of house.

WOOD, DOLSON CO., INC., Broadway and Soth st. Phone 1100 Schuyler

8,000 SQUARE FEET

IN NEW FIREPROOF BUILDING

POSSESSION MAY 1.

GEORGE V. McNALLY,

HOTEL-

\$25,000 cash will buy long lease and furniture of Manhattan hotel; only \$130 per room. S. Osgood Pell&Ca. 17 W. 44th St., N. Y. HOTEI, DEPT.

RUSH, 146 Sun-Herald, Herald square.

PROPERTIES FOR SALE

and to lease for all requirements, BUSINESS AND RESIDENTIAL. ELECTUS T. BACKUS,

Borough of Bronx-Sale or Rent.

let; can be bought cheap. Address

Phone Vanderbilt 2345.

BUILDING: FOR Sale-Contract on 5 story double flat;

East 41d st.

### CITY REAL ESTATE.

Above 14th St. to 50th St. (Inclusive),

CITY REAL ESTATE.

Above 14th st. to 80th st. (Inclusive),

CITY REAL ESTATE.

Above 14th at. to 59th st. (Inclusive)

East River to North River,

## 290 Park Avenue

CO-OPERATIVELY OWNED and FREE and CLEAR of MORTGAGE

> Is to be the last word in apartment house construction. Ultra modern in every detail. More than a city residence-more than a hotel-where the hourly or double service system of domestic employment is to be inaugurated. This service solves the servant problem and includes a hotel service of the highest, but strictly private order, when desired.

> This newest among apartment buildings is to be sixteen stories and occupy the entire block bounded by Park and Vanderbilt Avenues, 48th and 49th Streets.

## Over Two Million Dollars

Already Subscribed by Prominent New Yorkers

These prominent residents of New York will occupy their own apartments in the building.

The balance of the issue is now offered to those who wish to purchase an apartment on the co-operative ownership plan which has so successfully solved the high rent problem.

## No Further Rent

By paying a sum equivalent to eight years' rental, during construction, all future payments of rent are eliminated. It is anticipated that the income from the apartments retained for leasing will be more than sufficient to pay the fixed charges and operating expenses.

## The Advantages of Being an Owner

You have a deed instead of valueless rent receipts. You have no more rent to pay. Your income tax is materially reduced. Your apartment may be arranged to suit.

Floor Plans and Details from the Managing Agents

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Westchester-Sale or Rent.

REAL ESTATE—OUT OF CITY.

Long Island-Sale or Rent. \$3,000 CASH.

Sales Company, Inc., 83rd St. & 7th Ave., New York. Tele. Greeley 1119.

HESSELS

Long Island Real Estate, 1 West 84th St. 'Phone-Greeley 2370.

NEW six room cottage, plot 40x100, Hollis, re-stricted neighborhood; tiled kitchen and bath; steam heat; immediate poamession; 39,000, 52,500 cash, balance easy. A. L. KINGSLEY, 47 West 34th st. Greeley—6895.

SEVEN room stucce house, all improve-ments; 211 2d av., Astoria; Washington av. subway station; garage, 17x35, on premises; suitable for repair shop; imme-diate possession.

Westchester-Sale or Rent.

THE BEST IN WESTCHESTER

0

ROBERT E. FARLEY ORGANIZATION

AT RYE.

Modern Colonial dwelling, 12 rooms, 3 baths; garage for three cars, chauffeur's quarters; three acres, exceptionally well laid out; large road frontage; shade and fruit trees; spacious vesctable garden; offered to settle estate.

FOX REALTY COMPANY,

51 EAST 42D ST.

-BROKER'

Beliable MEN, familiar with either Hud-son Blver, Rye, Greenwich, Scaradale, Great Neck or Cyster Bay sections, wanted by well known firm to follow up and close deals it cannot now cover. Give business

experience. Replies confidential. Address M. A., 126 Sun-Herald, Herald sq

"ALONG THE SOUND"

REAL ESTATE

Chas. Field Griffen & Co.,

11 East 42d St. Murray Hill 6441.

Burke Stone LARCHMONT

ESTATES PARMS

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Distinctive Colonial Dwelling of 9 rooms and 3 baths, at Garden City Estates. Materials and equipment of the very best, contracted for last fall. An exceptional offering for some one who wishes to buy a real home. For details phone Vanderbilt \$37\$. CHARLES A. NICHOLLS, 185 Madison Ave., N. Y.

FURNISHED stace 10 room bouse, Arrerse, L. I.; immediate possession; 36,500. AP-POINTMENT, box 644 Sun-Herald, Herald square. HOME SPERFERS OPPORTUNITY. story 9 room house, near Concourse, 2 blocks from Kingsbridge road Station (Jerome Ave. Subway), plot 50x100. Garage.

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